

# ENERGY STAR®/Application for Seddingiton

**ENERGY STAR®** Score<sup>1</sup>

#### 175 Berkeley St. (0001)

Registry Name: 175 Berkeley Street

Property Type: Office

Gross Floor Area (ft²): 522,349

**Built: 1958** 

For Year Ending: 04/30/2017<sup>2</sup>

Date Application Becomes Ineligible: 08/28/2017

- 1. The ENERGY STAR Score is based on total courts energy. A score of TS is the minimum to be eligible for the SNERGY STAR.
- 2. Applications must be submitted to EPA within 120 days of the Year Ending Date. The grand is not lined until energys is received from EPA.



Please use the Licensed Professional's Guide to the ENERGY STAR ® for Commercial Buildings for reference in completing this checklist (http://www.energystar.gov/lpguide).

### Breggers/Assessment British and Commenced

**Property Address** 175 Berkeley Street 175 Berkeley St.

Boston, Massachusetts 02116

Property ID: 1531864 Boston Energy Reporting ID: 0501153000 0501155000

**Property Owner** 

Liberty Mutual Insurance Company 175 Berkeley St Boston, MA 02116 617 357 9500

**Primary Contact** 

Christopher Davidson 6 Union Street Natick, MA 01760 508.647.9200

cdavidson@engsolutions.com

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## 1. Review of Whole Property Characteristics

Basic Progerly Information		
1) Property Name for Registry: 175 Berkeley Street	Yes	ПNо
Is this the official name to be displayed in the Registry of ENERGY STAR Certified Buildings and Plants?	[K] i ea	
If "No", please specify:		
2) Property Type: Office  Is this an accurate description of the primary use of this property?	Yes	□No

3) Location:		T/I Yes	Пио
175 Berkeley St. Boston, Massachusetts 021	116	W_] 100	
Is this correct and complete	e?		. a service of the se
4) Gross Floor Area: 522,349  Does this represent the entire	ft² property? (i.e., no part of the building/property was	Yes	No
	total) If "no" please specify what space has been excluded.		on the second se
5) Average Occupancy (%):		✓ Yes	□No
	accurate for the entire 12 month period being assessed?	,	a de la companya de l
6) Number of Buildings: 1 Does this number accurately remaining the second s	represent all structures?	√Yes	□No
Рибел Автот Бите Автома у посучения в выпусковующими вызока с представлучення установа в при выпускова в приводу	.	America describes del coloridos de destra fresta del coloridos de fresta del coloridos de colori	A the state of the
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indose Savarenmental Sta	milands		
Inclose Environmental Sta		√ÍYes	□No
Ventilation for Acceptable I     Does this property meet the m		Yes	☐ No
Ventilation for Acceptable I     Does this property meet the m	Indoor Air Quality  ninimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?	☑ Yes ✓ Yes	□ No
<ol> <li>Ventilation for Acceptable In Does this property meet the minimum Standard 62.1, Ventilation for Acceptable Thermal Environment Does this property meet acceptable.</li> </ol>	Indoor Air Quality  ninimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?	4.	ST DESCRIPTION OF THE STATE OF
<ol> <li>Ventilation for Acceptable In Does this property meet the minimum Standard 62.1, Ventilation for Acceptable Thermal Environment Does this property meet acceptable.</li> </ol>	Indoor Air Quality  Inimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?  Inimum Ventilation Air Quality?  Inimum Ventilation Air Quality?  Inimum Ventilation Air Quality Air Qualit	Yes	☐ No
<ol> <li>Ventilation for Acceptable in Does this property meet the minimate Standard 62.1, Ventilation for Acceptable Thermal Environement of the Does this property meet acceptant Ansi/ASHRAE Standard 55, Too Adequate Illumination Does this property meet the minimate of the Does this property meet the</li></ol>	Indoor Air Quality  Ininimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?  Inimumate Conditions  Initiation of the property of the sety of North America (IESNA) Lighting Handbook?	Yes	□ No
<ol> <li>Ventilation for Acceptable in Does this property meet the minimate Standard 62.1, Ventilation for Acceptable Thermal Environement of the Does this property meet acceptant Ansi/ASHRAE Standard 55, Too Adequate Illumination Does this property meet the minimate of the Does this property meet the</li></ol>	Indoor Air Quality  Ininimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?  Inimum according to Conditions  In the state of the stat	Yes	□ No
1) Ventilation for Acceptable II  Does this property meet the m  Standard 62.1, Ventilation for Acceptable Thermal Environ  Does this property meet acceptant Ansi/Ashrae Standard 55, Thermal Environ  Adequate Illumination  Does this property meet the m  Illuminating Engineering Socie	Indoor Air Quality  Ininimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?  Inmental Conditions  Intermal environmental conditions according to Thermal Environmental Conditions for Human Occupancy?  Ininimum illumination (eyels as recommended by the ety of North America (IESNA) Lighting Handbook?	Yes	□ No
1) Ventilation for Acceptable II  Does this property meet the m  Standard 62.1, Ventilation for Acceptable Thermal Environ  Does this property meet acceptant Ansi/ASHRAE Standard 55, The standard 55, The standard 55 and the standard 55 are standard 55.  3) Adequate Illumination  Does this property meet the m  Illuminating Engineering Socie	Indoor Air Quality  Ininimum ventilation rates according to ANSI/ASHRAE Acceptable Indoor Air Quality?  Inmental Conditions  Intable thermal environmental conditions according to Thermal Environmental Conditions for Human Occupancy?  Ininimum illumination (eyels as recommended by the ety of North America (IESNA) Lighting Handbook?	Yes	□ No
1) Ventilation for Acceptable II  Does this property meet the m  Standard 62.1, Ventilation for Acceptable Thermal Environ  Does this property meet acceptant Ansi/Ashrae Standard 55, Thermal Environ  Adequate Illumination  Does this property meet the m  Illuminating Engineering Socie	Indoor Air Quality  Ininimum ventilation rates according to ANSI/ASHRAE  Acceptable Indoor Air Quality?  Inmental Conditions  Intermal environmental conditions according to Thermal Environmental Conditions for Human Occupancy?  Ininimum illumination (eyels as recommended by the ety of North America (IESNA) Lighting Handbook?	Yes	□ No

## 2. Review of Property Use Details

Offices Office Space This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
1) Gross Floor Area: 521,293		
Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	Yes	□No
常 2) Weekly Operating Hours: (b) (4)	and the same of th	
Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.	Yes	□ No
** 3) Number of Workers on Main Shift. (b) (4)		
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	□No
NOTE: This use detail was changed during the year ending 04/30/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:		
Timeframe Value  05/01/2016 08/31/2016  09/01/2016 04/30/2017		The control of the co
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No
<b>NOTE:</b> This use detail was changed during the year ending 04/30/2017. The value above represents a time-weighted average of the values over this timeframe. The following table outlines the history of the changes resulting in the value displayed above:		
Timeframe Value 05/01/2016 – 08/31/2016 (5) (4)		

	09/01/2016 04/30/2017 (b) (4)		
79	☆ 5) Percent That Can Be Heated: (b) (4)		
	Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No
*4	<b>∞</b> 6) Percent That Can Be Cooled: <sup>(b)</sup> (4)		
	Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	No
P	Notes:		
po esperanto, por		erite erit i hare de recentar e en e	kan Saladari Malawari Kanasana arawan manana manana manana yananangan yananangan yanga anggi
	arking: Parking lots		
	This Use Detail is used to calculate the 1 100 ENERGY STAR Score		
***************************************			
•	1) Open Parking Lot Size: 0 ft²		
	Is this the total area that is lit and used for parking vehicles? Open Parking Lot Size refers specifically to open area, which may include small shading covers but does not include any full structures with roofs. Parking lot size may include the area of parking spots, lanes, and driveways.	☑ Yes	□No
40	<b>થ 2)</b> Partially Enclosed Parking Garage Size: 0 ft²		
	Is this the total area of parking structures that are partially enclosed? This includes parking garages where each level is covered at the top, but the walls are partially or fully open.	Yes	□No
-8	் 3) Completely Enclosed Parking Garage Size: 0 ft²	<i>d</i> *	
	Is this the total area of parking structures that are completely enclosed on all four sides and have a roof? This includes underground parking or fully enclosed parking on the first few stories of a building.	Yes	□ No
Ť	4) Supplemental Heating: No	ø.	
	Is this the correct answer to whether your parking garage has Supplemental Heating, which is a heating system to pre-heat ventilation air and/or maintain a minimum temperature during winter months?	√Yes	□No

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		remain repain proving pool
		neg verjedelske med en
Restaurant: Care  This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
1) Gross Floor Area: 0		To Agent Walker to Agent Walke
Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	Yes	No.
Notes:	als let 1 stife 11 comment on a stife commence on the let	Control to the contro
		Approximation to the second
	-	Person made vectors
CHARGE (b) (4) Prince (Removations)  This Use Defail is used to calculate the 1-100 ENERGY STAR Score.		
★ 1) Gross Floor Area: 0	6	e contraction of the contraction
Is this the total size, as measured between the outside surface of the exterior walls of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area should not include any exterior spaces such as balconies or exterior loading docks and driveways.	<b>√</b> Yes	No.

2) Weekly Operating Hours:	**************************************	**************************************
Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.	Yes	No
3) Number of Workers on Main Shift: (4)	all p	
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	Yes	No No
<b>☆</b> 4) Number of Computers (b) (4)		The state of the s
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	Yes	□No
≫ 5) Percent That Can Be Heated: (5) (4)		Company of the Compan
Is this the total percentage of the property that can be heated by mechanical equipment?	Yes	□No
常 6) Percent That Can Be Cooled (6) (4)	1	
Is this the total percentage of the property that can be cooled by mechanical equipment? This includes all types of cooling from central air to individual window units.	Yes	□No
Notes:		A STATE OF THE STA
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	etako erre erre erre erre erre erre erre er	annere a en annerearestano esta anne en la vintil el est
Office: (0) (4)  This Use Detail is used to calculate the 1-100 ENERGY STAR Score.		
1) Gross Floor Area: 1,056		A name di primata di para di Santa di S
Is this the total size, as measured between the outside surface of the exterior walls	TA Yes	По
of the building(s)? This includes all areas inside the building(s) such as: occupied tenant areas, common areas, meeting areas, break rooms, restrooms, elevator shafts, mechanical equipment areas, and storage rooms. Gross Floor Area should not include interstitial plenum space between floors, which may house pipes and ventilation. Gross Floor Area is not the same as rentable, but rather includes all area inside the building(s). Leasable space would be a sub-set of Gross Floor Area. In the case where there is an atrium, you should count the Gross Floor Area at the base level only. Do not increase the size to accommodate open atrium space at higher levels. The Gross Floor Area	M	

should not include any exterior spaces such as balconies or exterior loading docks and driveways.	
<b>☆ 2)</b> Weekly Operating Hours: (b) (4)	
Is this the total number of hours per week that the property is occupied by the majority of the employees? It does not include hours when the HVAC system is starting up or shutting down, or when property is occupied only by maintenance, security, cleaning staff, or other support personnel. For properties with a schedule that varies during the year, use the schedule most often followed.	No
☆ 3) Number of Workers on Main Shift(b) (4)	
Is this the total number of workers present during the primary shift? This is not a total count of workers, but rather a count of workers who are present at the same time. For example, if there are two daily eight hour shifts of 100 workers each, the Number of Workers on Main Shift value is 100. Number of Workers on Main Shift may include employees of the property, sub-contractors who are onsite regularly, and volunteers who perform regular onsite tasks. Number of Workers should not include visitors to the buildings such as clients, customers, or patients.	No
★ 4) Number of Computers: (b) (4)	
Is this the total number of computers, laptops, and data servers at the property? This number should not include tablet computers, such as iPads, or any other types of office equipment.	No
Is this the total percentage of the property that can be heated by mechanical equipment?	No
★ 6) Percent That Can Be Cooled (b) (4)	
Is this the total percentage of the property that can be cooled by mechanical equipment? Yes This includes all types of cooling from central air to individual window units.	No
Notes:	
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## 3. Review of Energy Consumption

Data Overview			
Site Energy Use Summary	(1)	National Median Comparison	
Electric - Grid (kBtu)	(b) (4)	National Median Site EUI (kBtu/ft²)	131.7
Natural Gas (kBtu)	(D)	National Median Source EUI (kBtu/ft²)	309
Total Energy (kBtu)	37,675,057.4	% Diff from National Median Source EUI	-45.2%
Energy Intensity			
Site (kBtu/ft²)	72.1	Emissions (based on site energy use)	Section 1
Source (kBtu/ft²)	169.2	Greenhouse Gas Emissions (Metric Tons CO2e)	2,756.4

## Power Generation Plant or Distribution Utility: NSTAR Co [Eversource Energy]

Note: All values are annualized to a 12-month period. Source Energy includes energy used in generation and transmission to enable an equitable assessment.

	Association of the	Se IS		
		property, meaning that they hecklist for the exact meter		et the total energy use for the
Meter Name	Fuel Type	Start Date	End Date	Associated With
Electric (b) (4) (b) (4)	Electric	08/15/2007	In Use	175 Berkeley St. (0001)
Gas <mark>(b) (4)</mark>	Natural Gas	07/17/2007	In Use	175 Berkeley St. (0001)
Electric (Fire Pump) (b) (4)	Electric	12/14/2012	In Use	175 Berkeley St. (0001)
Total Energy Use				☑Yes □ No
Do the meters shov reporting period of t		the total energy use of this	property during the	The and another and another and another anothe
Additional Fuels				☑Yes □ No
	re include all fuel type rator fuel oil have bea	s at the property? That is, r en excluded.	no additional fuels such	as ·
On-Site Solar and Wi	nd Energy			Yes No
Are all on-site solar must be reported.	and wind installation	s reported in this list (if pres	ent)? All on-site system	S.
Notes:	To Mark 1 in 2 of 1 and 1 to the filter transfer and Mark additional relationships and the second second second			
				Planeliterination
				AN VICENTIFICATION
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		·		
Edicional Frantica (Consta	are/E(b) (4)	(Asset Sections		
Associated With: 1	75 Berkeley St. (0	0001)		

Start Date	End Date	Usage	Green Power?
04/19/2016	05/19/2016	(b) (4)	No
05/19/2016	06/20/2016		No
06/20/2016	07/20/2016		No
07/20/2016	08/17/2016		No
08/17/2016	09/20/2016		No
09/20/2016	10/18/2016		No
10/18/2016	11/20/2016		No
11/20/2016	12/20/2016		No
12/20/2016	01/22/2017		No
01/22/2017	02/17/2017		No
02/17/2017	03/21/2017		No
03/21/2017	04/20/2017		No
04/20/2017	05/19/2017		No
	Total Consumpti Watt-hours)):	on (kWh (thousand	(b) (4)
	Total Consumpti Btu)):	on (kBtu (thousand	
Total Energy Consumptio	on for this Meter		√Yes ☐No
through this meter that affect	als shown above include consument energy calculations for the reported that the proper utility bills received by the proper that the proper th	orting period of this application	
Notes:			

Natural Ges Weter: Cas <mark>(b) (</mark>	4) (frames)	
Associated With: 175 Berkeley St.	(0001)	
Start Date	End Date	Usage
04/12/2016	05/09/2016	(b) (4)
05/09/2016	06/09/2016	
06/09/2016	07/12/2016	
07/12/2016	08/11/2016	
08/11/2016	09/09/2016	
09/09/2016	10/10/2016	
10/10/2016	11/09/2016	

Start Date	End Date	Usage
11/09/2016	12/07/2016	(b) (4)
12/07/2016	01/06/2017	
01/06/2017	02/06/2017	
02/06/2017	03/08/2017	
03/08/2017	04/10/2017	
04/10/2017	05/11/2017	
	Total Consumption (therms):	
	Total Consumption (kBtu (thousand Btu)):	
Total Energy Consumption	for this Meter	√Yes □ No
Do the fuel consumption totals through this meter that affect e	for this Meter shown above include consumption of all energy tracked energy calculations for the reporting period of this application utility bills received by the property)?	√Yes □ No
Do the fuel consumption totals through this meter that affect e	shown above include consumption of all energy tracked energy calculations for the reporting period of this application	☑Yes □No
Do the fuel consumption totals through this meter that affect e (i.e., do the entries match the u	shown above include consumption of all energy tracked energy calculations for the reporting period of this application	ØYes □ No
Do the fuel consumption totals through this meter that affect e (i.e., do the entries match the u	shown above include consumption of all energy tracked energy calculations for the reporting period of this application	Yes No
Do the fuel consumption totals through this meter that affect e (i.e., do the entries match the u	shown above include consumption of all energy tracked energy calculations for the reporting period of this application	Yes No
Do the fuel consumption totals through this meter that affect e (i.e., do the entries match the u	shown above include consumption of all energy tracked energy calculations for the reporting period of this application	Yes No

Statismillisten Statis	(Exc. Planey) (b) (4)	4 eWas (provides and )	Mattehours))
Associated With: 175 Ber	keley St. (0001)		
Start Date	End Date	Usage	Green Power?
04/14/2016	05/14/2016	(b) (4)	No
05/14/2016	06/14/2016		No
06/14/2016	07/14/2016		No
07/14/2016	08/14/2016		No
08/14/2016	09/14/2016		No
09/14/2016	10/14/2016		No
10/14/2016	11/14/2016		No
11/14/2016	12/14/2016		No
12/14/2016	01/14/2017		No
01/14/2017	02/14/2017		No
02/14/2017	03/14/2017		No
03/14/2017	04/14/2017	No	
04/14/2017	05/14/2017		No
	Total Consumption Watt-hours)):	(kWh (thousand	(b) (4)

	Total Consumption (kBtu (thousand Btu)):	<b>(</b> b	) (4)
Total Energy Consumption for thi	s Meter	<b>√</b> Ýes	□No
· · · · · · · · · · · · · · · · · · ·	above include consumption of all energy tracked alculations for the reporting period of this application is received by the property)?		
Notes: THE REPORTED USAGE I	3 "Actual" by the unlitt's Meter.		
		III (1950) Andrew (1964) Andre	

### 4. Signature & Stamp of Verifying Licensed Professional

CHAISTOPHER DAVISON (Name) visited this site on 28 MAR 2017 (Date). Based on the conditions observed at the time of the visit to this property, I verify that the information contained within this application is accurate and in accordance with the Licensed Professional Guide.

Signature: Chiefpher Tetra\_ Date: 27kw2#7

Licensed Professional License: 50254 in MA License: 10166 in RI

Christopher Davidson 6 Union Street Natick, MA 01760 508.647.9200 cdavidson@engsolutions.com



**Professional Engineer Stamp** 

**NOTE:** When applying for the ENERGY STAR, the signature of the Verifying Professional must match the stamp.

#### 5. Signatory Agreement

I hereby nominate the above described property for award of the ENERGY STAR. I have provided a copy of the Licensed Professionals Guide to the ENERGY STAR for Commercial Buildings to our Licensed Professional (LP) for reference. As documented by the above checklist, this property meets the conditions necessary to qualify as ENERGY

STAR. am submitting this application within four months of the Year Ending Date (April 30, 2017) used to generate the application. I will assist EPA, if requested, in verifying any data included in this application. Furthermore, I agree to associate the ENERGY STAR logo only with this property and to adhere to the ENERGY STAR Identity Guidelines.

Signature (must be a direct employee of the building owner/manager): Richel & Barry Date: 6/35/17

Signatory Name: Richard Barry

Property Owner: Liberty Mutual Insurance Company

The government estimates the excrage one needed to fill out this form is 6 hours (includes the time for entering energy data, Licensed Professional facility inspection, and notarizing the SSP) and welcomes suggestions for reducing this level of affect. Some comments referencing CNE control member) to the Director, Collection Strategies Division, U.S., EPA (2822T), 1209 Fermaylvania Art., NW, Washington, D.C. 20460

Generated On: 06/27/2017